

SOUTH BEND REDEVELOPMENT COMMISSION SPECIAL MEETING

March 24, 2006

10:00 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

1. ROLL CALL

Members Present:

Ms. Marcia Jones, President
Mr. Greg Downes, Secretary
Mr. Hardie Blake, Jr.
Mr. William Hojnacki

Members Absent:

Mr. Karl King, Vice President

Legal Counsel:

Ms. Cheryl Greene, Esq.
Mr. Shawn Peterson, Esq.

Redevelopment Staff:

Mr. Bill Schalliol, Economic Development Specialist
Mrs. Cheryl Phipps, Recording Secretary
Mr. Timothy Williams, Economic Development Specialist
Mr. Andrew Laurent, Economic Development Specialist

Others Present:

Ms. Pam Paluszewski, Legal Dept.
Ms. Jamie Loo, South Bend Tribune

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Rescheduled Regular Meeting of Friday, March 10, 2006.

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved the Minutes of the Rescheduled Regular Meeting of Friday, March 10, 2006.

COMMISSION APPROVED THE MINUTES OF THE
RESCHEDULED REGULAR MEETING OF
FRIDAY, MARCH 10, 2006

3. APPROVAL OF CLAIMS

Redevelopment Commission Claims submitted March 24, 2006 for approval.

FUND 305 SBCDA 2003 BOND

Jerome Michaels

1,000.00

Kaser-Spraker Construction

130,383.67 Main/Colfax Garage Façade

South Bend Redevelopment Commission
Special Meeting –March 24, 2006

3. APPROVAL OF CLAIMS (CONT.)

324 AIRPORT AEDA

Ken Herceg & Associates, Inc.	25,535.20
Abonmarche Consultants Of Indiana	908.00

414 SAMPLE-EWING GENERAL

Hull & Associates, Inc.	66.00
Wells Fargo Bank	400.00

420 FUND TIF DISTRICT-SBCDA GENERAL

CB Richard Ellis	1,755.06
Rose Pest Solutions	87.00
Ernest L. Bryant	42,000.00
R.E. Pitts & Associates	2,300.00
R.E. McCloskey & Associates	7,650.00
Quality Glass Services, Inc.	4,190.38
Herrman & Goetz, Inc.	547.50
Ampco Parking Systems	3,944.35
Circle Lumber, Inc.	30.96
NIPSCO	1,542.18
Jerome E. Michaels, MAI	6,750.00

422 FUND WEST WASHINGTON

South Bend Heritage Foundation	74,502.45
CB Richard Ellis	2,237.34
Herrman & Goetz	1,250.00

424 FUND TIF SBCDA - BUILDING OPERATIONS

Ampco Parking Systems	21,499.07
NIPSCO	358.60
CB Richard Ellis	667.05
Indiana Michigan Power	715.43

428 FUND AIRPORT 2003 BOND

DLZ	5,739.00
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3. APPROVAL OF CLAIMS (CONT.)

619 FUND BLACKTHORN

Meadowbrook Golf Group, Inc. 24,000.00

\$ 336,059.24

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the Claims submitted March 24, 2006, and ordered checks to be released.

COMMISSION APPROVED THE CLAIMS
SUBMITTED MARCH 24, 2006, AND ORDERED
THE CHECKS TO BE RELEASED

4. COMMUNICATIONS

There were no Communications.

THERE WERE NO COMMUNICATIONS

5. OLD BUSINESS

A. South Bend Central Development Area

(1) Commission approval requested for professional services in the South Bend Central Development Area. (Appraisal, Art Mosaic Tile).

Mr. Williams noted that in anticipation of putting the Art Mosaic Tile property up for bid, the Commission must establish fair market value of the property. Therefore, two appraisals are needed. Staff solicited and received four proposals:

Ralph Lauver's proposed fee was \$2,250, R.E. McCloskey's fee was \$5,000, Jerome Michaels' fee was \$2,200 and R.E. Pitts' proposal was \$3,650. Staff recommends accepting the two lowest responsible bids, from Ralph Lauver and Jerome Michaels.

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the request for

COMMISSION APPROVED THE REQUEST FOR
PROPOSALS AND ACCEPTED THE PROPOSALS OF
RALPH LAUVER AND JEROME E. MICHAELS

5. OLD BUSINESS (CONT.)

A. South Bend Central Development Area

(1) continued...

proposals and accepted the proposals of
Ralph Lauver and Jerome E. Michaels
Appraisers for the scope of services and
fee proposed.

APPRAISERS FOR THE SCOPE OF SERVICES AND
FEE PROPOSED

6. NEW BUSINESS

A. South Bend Central Development Area

(1) Commission approval requested for proposal for mowing contract in the South Bend Central Development Area.

Mr. Williams explained all the mowing
contracts items together. Staff solicited
eight proposals for mowing all the
Commission owned property, but received
only three. Staff requested that the
proposals be broken out by development
area. The proposals received were as
follows:

	9 lots	25 lots	41 lots	6 lots	7 lots
Contractor	AEDA	SBCDA	SEDA	SSDA	WWCDA
Center for the Homeless	\$6,845	\$4,260	\$16,603	\$2,845	\$1,870
Fitzmaurice Landscaping	\$7,285	\$4,650	\$16,695	\$1,982	\$1,175
Greenscapes Landscaping	\$10,500	\$7,720	\$22,896	\$3,450	\$1,414

Mr. Williams noted that staff recommends
accepting the proposal from the Center for
the Homeless to do the mowing in the
South Bend Central Development Area.

Ms. Jones asked how the prices compare
to last year. Mr. Williams responded that

6. NEW BUSINESS (CONT.)

A. South Bend Central Development Area

(1) continued...

it is difficult to compare because the number of properties/acreage is different each year. We feel that Center for the Homeless and Fitzmaurice always give us a good price. These two contractors did our mowing last year also.

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the request for proposals for mowing Commission owned property in the South Bend Central Development Area and accepted the proposal from Center for the Homeless Landscaping for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR MOWING COMMISSION OWNED PROPERTY IN THE SOUTH BEND CENTRAL DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM CENTER FOR THE HOMELESS LANDSCAPING FOR THE SCOPE OF SERVICES AND FEE PROPOSED

(2) Commission approval requested for Grant of Access, Utility, and Improvements Easement with the South Bend Community School Corporation.

Ms. Greene noted that there is service elevator with access from an alley on the west side of the Century Building. This access and easement agreement gives the new owner, the South Bend School Corporation, an easement for access to the elevator area. The agreement specifically states that the School Corporation's use of the easement will not impair use of that alley by the general public or the city.

6. NEW BUSINESS (CONT.)

A. South Bend Central Development Area

(2) continued...

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved the Grant of Access, Utility and Improvements Easement with the South Bend Community School Corporation.

COMMISSION APPROVED THE GRANT OF ACCESS, UTILITY AND IMPROVEMENTS EASEMENT WITH THE SOUTH BEND COMMUNITY SCHOOL CORPORATION

B. Sample-Ewing Development Area

(1) Filing of Resolution No. 2232 amending the Sample-Ewing Development Area Development Plan.

Mr. Laurent noted that Resolution No. 2232 adds one piece of property to the Sample-Ewing Development Plan acquisition list. The property is south of and adjacent to the South Bend Stamping Plant. The property is owned by Peter Mullen and Peter Nemeth and used by Eckler Lahey Lumber. The last time we tried to add this property to the acquisition list, the owners remonstrated and we did not go forward. They now wish to sell it to us.

The public hearing on Resolution No. 2232 will be set for the Commission's Regular Meeting, Friday, April 21, 2006 at 10:00 a.m.

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission accepted for filing Resolution No. 2232 and set a public hearing on Resolution No. 2232 at 10:00 a.m., April 21, 2006.

COMMISSION ACCEPTED FOR FILING RESOLUTION NO. 2232 AND SET A PUBLIC HEARING ON RESOLUTION NO. 2232 AT 10:00 A.M., APRIL 21, 2006

6. NEW BUSINESS (CONT.)

B. Sample-Ewing Development Area

(2) Commission approval requested for proposal for mowing in the Sample-Ewing Development Area.

Mr. Williams noted that staff recommends accepting the proposal from the Center for the Homeless to do the mowing in the Sample-Ewing Development Area.

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the request for proposals for mowing Commission owned property in the Sample-Ewing Development Area and accepted the proposal from Center for the Homeless Landscaping for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR MOWING COMMISSION OWNED PROPERTY IN THE SAMPLE-EWING DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM CENTER FOR THE HOMELESS LANDSCAPING FOR THE SCOPE OF SERVICES AND FEE PROPOSED

C. Airport Economic Development Area

(1) Commission approval requested for proposal for mowing contract in the Airport Economic Development Area.

Mr. Williams noted that staff recommends accepting the proposal from the Center for the Homeless to do the mowing in the Airport Economic Development Area.

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the request for proposals for mowing Commission owned property in the Airport Economic Development Area and accepted the proposal from Center for the Homeless Landscaping for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR MOWING COMMISSION OWNED PROPERTY IN THE AIRPORT ECONOMIC DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM CENTER FOR THE HOMELESS LANDSCAPING FOR THE SCOPE OF SERVICES AND FEE PROPOSED

6. NEW BUSINESS (CONT.)

C. Airport Economic Development Area

- (2) Commission approval requested for Resolution No. 2233 approving and authorizing the transfer of property to the St. Joseph County Airport Authority.**

Ms. Greene explained that the Airport Authority originally owned the property to be transferred by Resolution No. 2233. The Commission and the Airport Authority had an agreement wherein the Commission acquired title to the property and when the Commission sold the property to a third party, the Airport Authority would receive a reimbursement of sorts. The agreement with the Airport Authority had a deadline for different actions to occur including the date by which the Commission would sell the property. The deadline has expired and the Airport Authority now wants the property back under the terms of the original agreement..

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission approved Resolution No. 2233 approving and authorizing the transfer of property to the St. Joseph County Airport Authority.

COMMISSION APPROVED RESOLUTION NO. 2233
APPROVING AND AUTHORIZING THE TRANSFER
OF PROPERTY TO THE ST. JOSEPH COUNTY
AIRPORT AUTHORITY

D. South Bend Medical Services District

There was no business in the South Bend Medical Services District.

6. NEW BUSINESS (CONT.)

E. West Washington-Chapin Development Area

- (1) Commission approval requested for proposal for mowing contract in the West Washington-Chapin Development Area.**

Mr. Williams noted that staff recommends accepting the proposal from Fitzmaurice Landscaping to do the mowing in the West Washington-Chapin Development Area.

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the request for proposals for mowing Commission owned property in the West Washington-Chapin Development Area and accepted the proposal from Fitzmaurice Landscaping for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR MOWING COMMISSION OWNED PROPERTY IN THE WEST WASHINGTON-CHAPIN DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM FITZMAURICE LANDSCAPING FOR THE SCOPE OF SERVICES AND FEE PROPOSED

F. South Side Development Area

- (1) Commission approval requested for proposal for mowing contract in the South Side Development Area.**

Mr. Williams noted that staff recommends accepting the proposal from Fitzmaurice Landscaping to do the mowing in the South Side Development Area.

Upon a motion by Mr. Downes, seconded by Mr. Blake and unanimously carried, the Commission approved the request for proposals for mowing Commission owned property in the South Side Development Area and accepted the proposal from

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR MOWING COMMISSION OWNED PROPERTY IN THE SOUTH SIDE DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM FITZMAURICE LANDSCAPING FOR THE SCOPE OF SERVICES AND FEE PROPOSED

6. NEW BUSINESS (CONT.)

F. South Side Development Area

(1) continued...

Fitzmaurice Landscaping for the scope of services and fee proposed.

(2) Commission approval requested for Resolution No. 2231 approving the fair market value of property in the South Side Development Area. (505 E. Ireland Rd.)

Mr. Schalliol noted 505 E. Ireland is a ± 8,998 sft parcel of land on the northeast corner of Ireland Road and Fellows St. Resolution No. 2231 sets the reuse value of the property at \$26,500. The proposed use is commercial office.

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved Resolution No. 2231 approving the fair market value of property in the South Side Development Area. (505 E. Ireland Rd.)

COMMISSION APPROVED RESOLUTION No. 2231
APPROVING THE FAIR MARKET VALUE OF
PROPERTY IN THE SOUTH SIDE DEVELOPMENT
AREA. (505 E. IRELAND RD.)

(3) Commission approval requested for Bid Specifications and Design Considerations for property located in the South Side Development Area. (505 E. Ireland Rd.)

Mr. Schalliol referred the Commissioners to the Bid Specifications which state that bids must meet the minimum price of \$26,500; the bidder must purchase the entire site; the development must meet the existing "O" Office requirements;

6. NEW BUSINESS (CONT.)

F. South Side Development Area

(3) continued ...

proposals must include a basic site plan and a project timeline; the project must be consistent in design and materials with surrounding buildings; the property outside the building footprint must be landscaped and maintained according to the landscape ordinance; and no freestanding signs are permitted on the site.

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Bid Specifications and Design Considerations for property located in the South Side Development Area. (505 E. Ireland Rd.)

COMMISSION APPROVED THE BID SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PROPERTY LOCATED IN THE SOUTH SIDE DEVELOPMENT AREA. (505 E. IRELAND RD.)

(4) Commission authorization requested to publish the Notice of Disposition of Property with publication dates of March 31, 2006 and April 7, 2006 and Receipt of Bids at 10:00 a.m. on April 21, 2006.

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission authorized publication of the Notice of Disposition of Property with publication dates of March 31, 2006 and April 7, 2006 and Receipt of Bids at 10:00 a.m. on April 21, 2006.

COMMISSION AUTHORIZED PUBLICATION OF THE NOTICE OF DISPOSITION OF PROPERTY WITH PUBLICATION DATES OF MARCH 31, 2006 AND APRIL 7, 2006 AND RECEIPT OF BIDS AT 10:00 A.M. ON APRIL 21, 2006

G. Northeast Neighborhood Development Area

There was no business in the Northeast Neighborhood Development Area.

6. NEW BUSINESS (CONT.)

H. Douglas Road Economic Development Area

There was no business in the Douglas Road Economic Development Area.

I. Other

7. PROGRESS REPORTS

Mr. Schalliol noted that demolition is well under way at the South Bend Stamping Plant; construction started full swing March 24 at Ireland Road; and the Basic Machine site is almost completely demolished, as is the back end of the Natatorium.

PROGRESS REPORTS

Ms. Greene noted that she closed March 24 with South Bend Chocolate Company on the sale of the former Osco's Drug Store building.

8. NEXT COMMISSION MEETING

The next Regular Meeting meeting of the Redevelopment Commission is scheduled for Friday, April 7, 2006 at 10:00 a.m.

NEXT COMMISSION MEETING

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, Mr. Downes made a motion that the meeting be adjourned. Mr. Blake seconded the motion and the meeting was adjourned at 10:20 a.m.

ADJOURNMENT

Donald E. Inks, Director

Karl G. King, Vice President